

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, NORMAN D. BOWERS
DONNIE S. TANKERSLEY
(hereinafter referred to as Mortgagor) is well and truly indebted unto RUBY A. BOYCE

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Fifteen Thousand ----- Dollars (\$ 15,000.00) due and payable
one year from date

with interest thereon from date at the rate of 9% per centum per annum, to be paid: annually

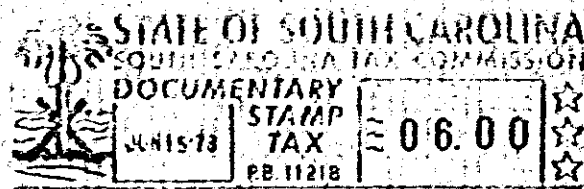
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Oaklawn Township, containing 48.9 acres as shown on survey made by Kermit T. Gould, RLS, May 25, 1978 and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at a pin in Georgia Road, corner of property of Tom Harvey; thence with the line of said property N. 12-02 W. 404.7 feet to a rock; thence N. 43-09 W. 625.8 feet to an old iron pin; thence N. 42-35 W. 572.4 feet to an old iron pin; thence N. 19-33 E. 790.6 feet to an iron pin; thence S. 63-39 E. 1004.5 feet to an iron pin; thence N. 84-10 E. 582.6 feet to an old iron pin corner of property of Elden E. & Patricia Martin; thence with the line of said property S. 15-02 W. 418 feet to an old iron pin; thence N. 84-36 E. 418 feet to a pin in the center of Georgia Road; thence with the center of said road as the line in a southwesterly direction and following the curve of said road 1797 feet to the beginning corner.

This is the same tract of land conveyed to the mortgagor by Ruby A. Boyce et al by deed dated May 31, 1978 to be recorded simultaneously with this purchase money mortgage.



MORTGAGEE's address:
Mrs. Ruby A. Boyce
Route # 3, Box 391-A
Pelzer, S. C. 29669

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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